

MILFORD PLANNING BOARD PUBLIC HEARING  
April 15, 2014 Board of Selectmen's Meeting Room, 6:30 PM

Present:

**Members:**

Janet Langdell, Chairperson  
Paul Amato  
Chris Beer  
Steve Duncanson  
Judy Plant  
Susan Robinson, Alternate member

**Staff:**

Jodie Levandowski, Town Planner  
Kathryn Parenti, Recording Secretary  
David Bosquet, Videographer

**Excused:**

Kathy Bauer  
Tom Sloan

**MINUTES:**

1. Approval of minutes from the 3/18/14 meetings.

**NEW BUSINESS:**

2. **Badger Hill Properties, LLC –Timber Ridge Dr. – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131, 26-133, 26-160, 26-162, 26-164, 26-166, 26-167, 26-168, 26-169, 26-171, 26-173, 26-175, 26-177, 26-179, 26-180, 26-181, 26-182, and 26-183; Map 51, Lots 26-47, 26/123, 26-125, 26-126, 26-127, 26-152, 26-170, 26-172, 26-174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130, 26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-161, 26-163, and 26/165.** Public Hearing for Phase VI of Badger Hill for multiple lot line adjustments involving sixty (60) residential lots and three (3) open space lots; and to approve Phase VI-A for six (6) buildable lots.

**OLD BUSINESS:**

3. **Laurie Shiffer/Classic Bay Farm – Ponemah Hill Rd – Map 54, Lot 13-2;** Major site plan to construct an indoor equestrian riding arena with attached stalls and associated site improvements.  
*(Tabled from 3/18/14 meeting)*
4. **Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;** Major open space subdivision creating twenty-seven (27) new residential lots.  
*(Tabled from 3/18/14 meeting)*

**OTHER BUSINESS:**

5. **Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;** Request for a six (6) month extension for both the conditionally approved minor subdivision creating one (1) new developable lot in the Residence A District and the conditionally approved site plan for a twenty-four (24) unit senior housing condominium development.
6. **Arthur B. Schwartz/DTM Autowerks – Elm Street – Map 18, Lot 13;** Discussion for proposed development.

Chairperson Langdell called the meeting to order at 6:30PM. She introduced the Board and staff, then explained the ground rules for the public hearing, and read the agenda into the record. She noted S. Robinson would be sitting in for the absent T. Sloan.

**MINUTES:**

J. Langdell verbally submitted a revision for the 3/18/14 minutes. C. Beer made a motion to approve the minutes from the 3/18/14 meeting, as amended. S. Duncanson seconded and all in favor, with P. Amato abstaining.

**NEW BUSINESS:**

**Badger Hill Properties, LLC –Timber Ridge Dr. – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131, 26-133, 26-160, 26-162, 26-164, 26-166, 26-167, 26-168, 26-169, 26-171, 26-173, 26-175, 26-177, 26-179, 26-180, 26-181, 26-182, and 26-183; Map 51, Lots 26-47, 26-123, 26-125, 26-126, 26-127, 26-152, 26-170, 26-172, 26-174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130, 26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-161, 26-163, and 26-165.** Public Hearing for Phase VI of Badger Hill for multiple lot line adjustments involving sixty (60) residential lots and three (3) open space lots; and to approve Phase VI-A for six (6) buildable lots.

Chairperson Langdell noted there was a request from Badger Hill Properties, LLC to table the application until the May 20, 2014 meeting. She asked J. Levandowski for the background for the request. J. Levandowski indicated there was some confusion regarding a home owner's association and town counsel has advised the applicant to provide additional information regarding the association and its bylaws to ensure proper notification.

P. Amato made the motion to table the application until the 5/20/14 meeting with abutter notification prior to the meeting. S. Duncanson seconded and all in favor.

**OLD BUSINESS:**

**Laurie Shiffer/Classic Bay Farm – Ponemah Hill Rd – Map 54, Lot 13-2;** Major site plan to construct an indoor equestrian riding arena with attached stalls and associated site improvements.

Chairperson Langdell noted that this was tabled from 3/18/14.

Chairperson Langdell read correspondence from Chad Branon, Fieldstone Land Consultants, LLC, on behalf of Laurie Shiffer, requesting the application be continued until the 5/6/14 worksession. All Board members indicated they would be available on that date.

S. Duncanson made a motion to table the application to the 5/6/14 meeting. C. Beer seconded and all in favor.

**Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;** Major open space subdivision creating twenty-seven (27) new residential lots.

*No abutters were present.*

Chairperson Langdell recognized:

Steve and Carole Colburn, owners

Randy Haight, Meridian Land Services, Inc.

Chairperson Langdell noted that this was tabled from 3/18/14 and read the notice into the record.

R. Haight presented plans dated 4/10/14 and gave an update on the revised drainage and design plans that were requested by the Board. He has added a small retaining wall to reduce the amount of dredge and fill disturbance as a result of the stalemate with the State regarding the dredge and fill permit. The name Nye Drive has been removed and Woodhawk Drive will be the name for the whole length of the road. Once approved, they will provide a copy of the open space deed; their intent is to retain it until the last lot is in place to avoid current use tax penalties. They will provide a draft deed in the meantime. They will also be installing Conservation Commission placards, similar to those installed at Hampshire Hills, indicating wetland areas at the time of monumentation. They would like to phase in the installation of roads, along with the phasing of the lots, over

three (3) years; the first section would be from Osgood Road to Nye Drive for a length of 1,600 feet. S. Duncanson noted there would be a 2,000+ foot dead end road, which is unacceptable to the Town. C. Beer indicated the problem is with access, if the only way in and out is blocked. P. Amato stated the Board granted a 180 lot development down the road with only one (1) access; he would like the completion of Woodhawk Drive to provide a second access for that development, even though there will be very few houses on the road. He suggested the applicant ask for a temporary waiver for road length. Chairperson Langdell noted there would only be ten (10) houses on the road and a waiver may be the valid thing to do; it is the applicant's job to apply for a waiver in a way that it could be granted.

Chairperson Langdell asked about the fire department note regarding sprinklers. R. Haight replied when builders are found for the site, that will be the time for this discussion; they will be the ones to put forth a plan for combination sprinkler systems or cisterns. She referenced comments from DPW, Conservation, and Building Departments and the report from CEI. There was a short discussion regarding stump grinding and road width.

J. Levandowski said staff has reviewed CEI's comments and Jay Heavisides of Meridian Land Services has supplied correspondence, dated 4/11/14, responding to CEI's comments. There was some discussion regarding stormwater analysis; J. Levandowski deferred to CEI's analysis of the stormwater. R. Haight noted J. Heavisides referenced it as well.

Chairperson Langdell opened the meeting to the public; there being no comment, the public portion of the meeting was closed.

C. Beer and S. Duncanson brought up the issue of road name confusion if there are two (2) sections of Woodhawk Drive that aren't connected. The suggestion was for the road to remain Nye Drive until phasing is complete.

P. Amato made a motion to table the application to the 5/6/14 meeting. C. Beer seconded and all in favor.

J. Levandowski informed the applicant she was not sure how the other department heads would respond to the waiver request.

#### **OTHER BUSINESS**

**Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;** Request for a six (6) month extension for both the conditionally approved minor subdivision creating one (1) new developable lot in the Residence A District and the conditionally approved site plan for a twenty-four (24) unit senior housing condominium development.

Chairperson Langdell stated the applicant had requested an extension but did not need it and were withdrawing the request, per staff correspondence dated 4/15/14.

**Arthur B. Schwartz/DTM Autowerks – Elm Street – Map 18, Lot 13;** Discussion for proposed development.

Chairperson Langdell recognized:

Kyle Bouchard, Meridian Land Services, Inc.

Chris Desmarais

Chairperson Langdell stated this was a conceptual discussion and any comments made by the Board were non-binding.

K. Bouchard presented a plan dated 4/7/14 and noted they are trying to get the Board's impressions in this due diligence period. This property is located in the West Elm Street Corridor district and those standards apply. There was a previously approved plan for this site with fifty-eight (58) senior units with underground parking. There is an existing house, built around 1790, with no historical significance and will be torn down. In its place will be a large steel building with stormwater management and septic located to the rear of the property and the building will be angled thirty (30) feet from the property line to a maximum distance of fifty-eight (58) feet with landscaping between the road and building. The building will have a front awning and windows to highlight the

showroom area; the color scheme will be gray, white, brown and cobalt blue will be on the windows, doors and along the roof line. There will be three (3) bay doors and twenty (20) parking spaces. The property will have town water and will connect to natural gas while the connections to the former house will be capped off.

P. Amato thought it was great to have a local business expanding and thought it might be nice to add a knee wall of stone or more glass to make the front façade more interesting and appealing. He also suggested the building be moved back from the road at least twenty (20) feet to allow for more green space out front and moving some customer parking closer to the front door. Chairperson Langdell felt they could add a few additional parking spaces for cars needing parts as well as employees and customers. C. Beers noted the entrance to the site was very close to the abutting driveway to the east and felt that should be addressed. J. Plant agreed the building should be moved further back. S. Robinson thought the side and rear parking was a nice idea and noted there are other ways for the applicant to have green space, besides using grass. S. Duncanson had no comment.

Chairperson Langdell thanked the applicant and said the Board will look forward to the submitted application.

**2014 Preservation Achievement Award:**

Chairperson Langdell noted she had received an email from the Preservation Alliance indicating that the Pine Valley Mill had received the 2014 Preservation Achievement Award; the presentation will be in May and she congratulated the Dakota Partners for their work on the project.

**Town-wide clean-up day:**

Chairperson Langdell stated there was a town-wide clean-up day with a free continental breakfast and chicken barbeque at Keyes Field, scheduled for 5/3/14 and is sponsored by the Masons and Milford Improvement Team. Any questions should be directed to Wendy Hunt, director of MIT.

The meeting was adjourned at 8:00pm.

MINUTES OF THE APRIL 15, 2014 PLANNING BOARD PUBLIC HEARING APPROVED ON MAY 6, 2014